



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

OFFICE OF ZONING BOARD

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

## APPLICATION

DATED: 27 Sep 2020

TO: THE ZONING BOARD OF APPEALS  
THE TOWN OF NEWBURGH, NEW YORK 12550

(WE) Meadow Hill Reformed Church PRESENTLY

RESIDING AT NUMBER 211 N. Fletcher Drive

TELEPHONE NUMBER 845-401-7449 (tel. of facility chair - Tony Brown)

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- USE VARIANCE
- AREA VARIANCE (S)
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

### 1. LOCATION OF THE PROPERTY:

\_\_\_\_\_ (TAX MAP DESIGNATION)

211 North Fletcher Dr. (STREET ADDRESS)

R1 (ZONING DISTRICT)

### 2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-14-L ; 185-14-L-1-ca ; 185-14-L-1-(b)

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED:  
\_\_\_\_\_

b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:  
\_\_\_\_\_

4. DESCRIPTION OF VARIANCE SOUGHT: \_\_\_\_\_  
\_\_\_\_\_

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

*Sign is not devised/created to produce income. This is a religious facility. Sign meant to provide inspirational messages.*

**(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE**

**ESTABLISHING SUCH DEPRIVATION)** *Signage could create additional congregants meaning potential increase in tithes which help offset the cost of operating the church and benevolence to the community*

b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

*Existing sign is lighted (but smaller) - new sign view shed is somewhat limited as existing residences have no direct view of sign*

d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

The light view shed is limited to the nearby residences due to tree lines, hedge lines etc

- b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

The church is attempting to inspire the passer-by in vehicles of GOD's message to residents of Melow Hill and Town of Newburgh and to let passer-by that a Church exists on this corner lot.

- c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

New sign replaces old, 1967 sign. is limited in ~~size~~ size height and somewhat larger in sq footage. It is the congregational opinion that the more modern sign is a complement to the area.

- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

see 6a above

- e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

existing signage cannot be read due to size and vehicle speed passing the sign. Sign was five in 1967 but time has come for replacement

7. ADDITIONAL REASONS (IF PERTINENT):

The Church Sign will comply with  
existing restrictions on lighted displays.  
Sign will be off by 2100 and be on a timer

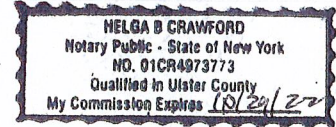
*[Handwritten Signature]*

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 2nd DAY OF October 2020

*[Handwritten Signature]*  
NOTARY PUBLIC



NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed action to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE AGENDA ITEM OF THE MEETING).

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)



TOWN OF NEWBURGH  
ZONING BOARD OF APPEALS

Pastor Irving Rivera  
and  
Anthony G. Brown of  
Meadow Hill Reformed Church

PROXY

, DEPOSES AND SAYS THAT

(HE/SHE) RESIDES AT 168 McKimistay Road, GARDINER, NY

IN THE COUNTY OF Ulster AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF NA

Meadow Hill Reformed Church Congregation - Facilitator Chair

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Anthony G. Brown

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 27 Sep 2020

Anty G B

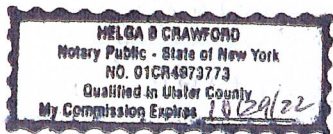
OWNER'S SIGNATURE

Karen Suder

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 2nd DAY OF October 2020



Helga B Crawford  
NOTARY PUBLIC

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Placement of New Lighted Sign			
Name of Action or Project: Placement of New Lighted Sign replacing existing sign			
Project Location (describe, and attach a location map): 211 North Fletcher Drive, Meadow Hill Reformed Church <small>(see map)</small>			
Brief Description of Proposed Action: Meadow Hill Reformed Church desires to place a lighted marquee sign (see photo of desired sign and size). Sign will replace existing lighted sign.			
Name of Applicant or Sponsor: Meadow Hill Reformed Church Anthony Brown (Facility Chair)		Telephone: 845-401-7449	
Address: 211 North Fletcher Dr		E-Mail: Doby0457@yahoo.com	
City/PO: Town of Newburgh		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres		less than 40SF	
b. Total acreage to be physically disturbed? _____ acres		less than 40SF	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres		3	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



<p>5. Is the proposed action,  a. A permitted use under the zoning regulations?  <i>zoning does not address signs for places of worship in R1</i>  b. Consistent with the adopted comprehensive plan?</p>	NO	YES	N/A
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  <i>old sign already exists and is grand to that into zone</i></p>	NO	YES	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  If Yes, identify: _____</p>	NO	YES	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</p>	NO	YES	
<p>9. Does the proposed action meet or exceed the state energy code requirements?  If the proposed action will exceed requirements, describe design features and technologies: _____</p>	NO	YES	
<p>10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____</p>	NO	YES	
<p>11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____</p>	NO	YES	
<p>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?</p>	NO	YES	
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p>	NO	YES	
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:  <input type="checkbox"/> Shoreline    <input type="checkbox"/> Forest    <input type="checkbox"/> Agricultural/grasslands    <input type="checkbox"/> Early mid-successional  <input type="checkbox"/> Wetland    <input type="checkbox"/> Urban    <input checked="" type="checkbox"/> Suburban</p>			
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	NO	YES	
<p>16. Is the project site located in the 100 year flood plain?</p>	NO	YES	
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?  If Yes,  a. Will storm water discharges flow to adjacent properties?      <input type="checkbox"/> NO    <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  If Yes, briefly describe: _____  <input type="checkbox"/> NO    <input type="checkbox"/> YES</p>	NO	YES	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>Anthony Brown, Meadow Hill Reformed Church</u> Date: <u>27 SEP 2020</u></p> <p>Signature: _____</p>		



Agency Use Only [If applicable]

Project:

Date:

*Short Environmental Assessment Form*  
*Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project:	
Date:	

**Short Environmental Assessment Form**  
**Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Meadow Hill Reformed Church is replacing an existing 1967 lighted sign on the property of the Church located at 211 North Fletcher Drive. New sign will be placed in the existing footprint of the old sign. (New sign will be somewhat larger in dimension compared to old sign.) See attached location sign placement etc. View shed (lighting) is not impactful to existing nearby residences which have limited sight of sign due to foliage, tree lines/hedge lines etc.

Sign will be most notable to east/west bound traffic. Meadow Hill will have sign on a timer in order to comply with existing zoning requirements

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Meadow Hill Reformed Church  
 Name of Lead Agency

27 Sep 2020  
 Date

Anthony Brown  
 Print or Type Name of Responsible Officer in Lead Agency

Facility Chairperson  
 Title of Responsible Officer

*Anthony Brown*  
 Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Signature of Preparer (if different from Responsible Officer)



CHURCH  
PARCEL

# This Indenture,

Made the 23rd day of October, nineteen hundred and sixty four

Between SAMUEL J. MORESCO and ROSE L. MORESCO, husband and wife, both residing at 97 Lake Street, City of Newburgh, County of Orange and State of New York,

parties of the first part, and

THE REFORMED PROTESTANT DUTCH CHURCH OF NEWBURGH, N. Y., a domestic Religious Corporation, having its office at No. 132 Grand Street, City of Newburgh, County of Orange and State of New York,

part y of the second part:

Witnesseth, that the part 1eSof the first part, in consideration of TEN and NO/100-----(\$10.00) Dollars, lawful money of the United States, and other good and valuable consideration, paid by the part Y of the second part, do hereby grant and release unto the part Y of the second part, its successors and assigns forever,

All that certain piece or parcel of land situate, lying and being in the Town of Newburgh, Orange County, New York, bounded and described as follows:

BEGINNING at a point in the westerly line of a newly laid out road through lands of John J. Lease (to be known as Fletcher Drive North), and which point of beginning is the southeasterly corner of lands conveyed by John J. Lease to Raymond C. Catania and Evelyn D. Catania by deed dated July 16, 1954, recorded July 30, 1954 in Liber 1314 of Deeds at page 357 (in which deed said Fletcher Drive North was referred to by a former proposed name of Meadow Hill Heights Road), and from said point of beginning running thence along the southerly boundary of the lands conveyed to said Catania North 60° 41' west 190 feet to an iron bar set in the ground; and then continuing on the same course of North 60° 41' west for 150 feet along the southerly boundary of lands conveyed by aforesaid Lease to aforesaid Catania by deed dated October 7, 1955, recorded October 14, 1955 in Liber 1364 of Deeds at page 428; running thence South 29° 19' west 350 feet; running thence South 60° 41' east 340 feet, more or less to the westerly side of aforesaid road, to be known as Fletcher Drive North; running thence North 29° 19' east 350 feet along said westerly side of Fletcher Drive North to the point or place of beginning.

BEING a portion of premises conveyed to John J. Lease by Ernest R. Armstrong by deed dated August 20, 1952, recorded in Liber 1241 of Deeds at page 10 on the 23rd day of August 1952 Orange

~~Only character be used as a residence.~~

3. No dwelling of a cost less than \$12,000.00 shall be permitted on any lot, such amount being based on costs as of May 1953.

4. The premises shall be used only for residential purposes and no pigs or cows shall be kept upon the premises.

BEING and intended to be the same premises as were conveyed by John J. Lease to Samuel J. Moresco and Rose L. Moresco by deed dated October 31, 1956 and recorded in the Orange County Clerk's Office on November 2, 1956 in Liber 1406 of Deeds at page 392.



Together with the appurtenances and all the estate and rights of the part 1st of the first part, in and to the said premises.

To have and to hold the premises herein granted unto the part y of the second part, its successors and assigns forever.

And said SAMUEL J. MORESCO and ROSE L. MORESCO

covenant as follows:

First. That said SAMUEL J. MORESCO and ROSE L. MORESCO are seized of the said premises in fee simple and have good right to convey the same;

Second. That the party of the second part shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances; except as aforesaid

Fourth. That the part 1st of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth. That said SAMUEL J. MORESCO and ROSE L. MORESCO will forever warrant the title to said premises.

Sixth. The grantors, in compliance with Section 13 of the Lien Law, covenant as follows: That they will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that they will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the part 1st of the first part have hereunto set their hand and seal the day and year first above written

In the Presence of:



Samuel J. Moresco  
Samuel J. Moresco  
Rose L. Moresco  
Rose L. Moresco

State of New York,  
County of ORANGE

SS.:

On the 23rd day of October, nineteen hundred and sixty four before me personally came SAMUEL J. MORESCO and

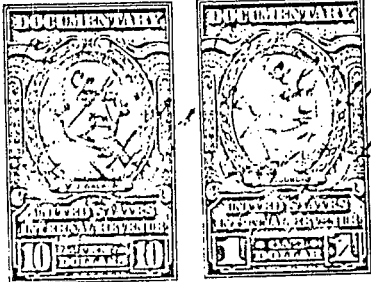
ROSE L. MORESCO, to me known to be the individuals described in, and who executed, the foregoing instrument, and

will forever warrant the title to said premises.

Sixth. The grantors, in compliance with Section 13 of the Lien Law, covenant as follows: That they will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that they will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set their hand and seal the day and year first above written

In the Presence of:



*Samuel J. Moresco*  
Samuel J. Moresco  
*Rose L. Moresco*  
Rose L. Moresco

State of New York,  
County of ORANGE

ss.:

On the 23rd day of October, nineteen hundred and sixty four before me personally came SAMUEL J. MORESCO and ROSE L. MORESCO, to me known to be the individuals described in, and who executed, the foregoing instrument, and acknowledged that they executed the same.

*Daniel F. Ahern, Jr.*  
Notary Public

DANIEL F. AHERN, JR.  
Notary Public - State of New York  
Qualified in Orange County  
Commission Expires March 30, 1965

LIBER 1704 231



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

LIBER 1704 232

**Red.**

SAMUEL J. MORESCO  
and  
ROSE L. MORESCO

TO

DUTCH REFORMED PROTESTANT  
CHURCH OF NEWBURGH, N. Y.

Dated, October 23rd, 19 64

Orange County Clerk's Office, S.S.  
Recorded on the ... *Monday* day  
of ... *March* 1965 at 10:37  
o'clock ... *A.M.* in Liber 1704  
... *11111111* ... at page *122*  
and Examined.

*M. E. ...* Clerk

LAW OFFICES OF  
DEWITT AMERN AND DEWITT  
332 ELLIOTT AVENUE  
NEWBURGH, NEW YORK

*550*

*24 E ...*



# This Indenture,

PARSONAGE  
PARCEL

Made the 20TH day of MAY, 1954, ninetee hundred and SIXTY-FOUR

Between RAYMOND C. CATANIA AND EVELYN D. CATANIA, HUSBAND AND WIFE, BOTH RESIDING AT (NO NUMBER) MEADOW HILL ROAD, R.D. 3, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK,

part<sup>y</sup> ES of the first part, and  
THE REFORMED PROTESTANT DUTCH CHURCH OF NEWBURGH, NEW YORK, A RELIGIOUS CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF NEW YORK, AND HAVING ITS PRINCIPAL PLACE OF WORSHIP AT 132 GRAND STREET, NEWBURGH, ORANGE COUNTY, NEW YORK,

part<sup>y</sup> of the second part:  
Witnesseth, that the part<sup>IES</sup> of the first part, in consideration of -----TEN----- Dollars, lawful money of the United States, AND OTHER GOOD AND VALUABLE CONSIDERATION paid by the part<sup>y</sup> of the second part, do hereby grant and release unto the part<sup>y</sup> of the second part, ITS SUCCESSORS and assigns forever,

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY SIDE OF MEADOW HILL ROAD, WHICH IS THE NORTHWESTERLY CORNER OF LANDS CONVEYED BY LEASE TO CATANIA BY DEED DATED JULY 16, 1954 RECORDED JULY 30, 1954 IN LIBER 1314 OF DEEDS PAGE 357, ORANGE COUNTY CLERK'S OFFICE, AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID HERETOFORE CONVEYED LANDS SOUTH 29 DEGREES 19 MINUTES WEST 347 FEET TO AN IRON BAR SET IN THE GROUND; RUNNING THENCE NORTH 60 DEGREES 41 MINUTES WEST 150 FEET; RUNNING THENCE NORTH 29 DEGREES 19 MINUTES EAST FOR 347 FEET, MORE OR LESS, TO THE SOUTHERLY SIDE OF MEADOW HILL ROAD; RUNNING THENCE SOUTH 61 DEGREES 35 MINUTES EAST AND ALONG SAID SOUTHERLY SIDE OF MEADOW HILL ROAD FOR 150 FEET TO THE POINT OR PLACE OF BEGINNING.

THE FOREGOING CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

1. NO BUILDING OR STRUCTURE SHALL BE ERECTED WITHIN 50 FEET OF THE SOUTHERLY LINE OF MEADOW HILL ROAD.
2. NO TRAILER, TENT, SHACK, SHANTY OR GARAGE, BARN OR OTHER OUT BUILDINGS ERECTED ON THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
3. NO DWELLING OF A COST LESS THAN \$12,000.00 SHALL BE PERMITTED ON ANY LOT, SUCH AMOUNT BEING BASED ON COSTS AS OF MAY, 1953.
4. ~~THE PREMISES SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES AND NO PIGS OR COWS SHALL BE KEPT ON THE PREMISES.~~

BEING THE SAME PREMISES WHICH WERE CONVEYED BY JOHN J. LEASE TO RAYMOND C. CATANIA AND EVELYN D. CATANIA, HUSBAND AND WIFE, BY DEED DATED OCTOBER 7, 1955 AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 14, 1955 IN LIBER 1364 OF DEEDS AT PAGE 428.

ALSO ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BAR IN THE INTERSECTION OF THE WESTERLY LINE OF A NEWLY LAID OUT ROAD THROUGH LANDS OF JOHN J. LEASE (TO BE KNOWN AS MEADOW HILL HEIGHTS ROAD) WITH THE SOUTHERLY LINE OF THE MEADOW HILL ROAD; RUNNING THENCE ALONG THE SIDE OF SAID NEWLY LAID OUT ROAD SOUTH 29 DEGREES 19 MINUTES WEST 350 FEET TO AN IRON BAR SET IN THE GROUND; RUNNING THENCE NORTH 60 DEGREES 41 MINUTES WEST 190 FEET



THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT TO AN IRON BAR SET IN THE SOUTH 29 DEGREES 19 MINUTES WEST 347 FEET TO AN IRON BAR SET IN THE GROUND; RUNNING THENCE NORTH 60 DEGREES 41 MINUTES WEST 150 FEET; RUNNING THENCE NORTH 29 DEGREES 19 MINUTES EAST FOR 347 FEET, MORE OR LESS, TO THE SOUTHERLY SIDE OF MEADOW HILL ROAD; RUNNING THENCE SOUTH 61 DEGREES 35 MINUTES EAST AND ALONG SAID SOUTHERLY SIDE OF MEADOW HILL ROAD FOR 150 FEET TO THE POINT OR PLACE OF BEGINNING.

THE FOREGOING CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

1. NO BUILDING OR STRUCTURE SHALL BE ERECTED WITHIN 50 FEET OF THE SOUTHERLY LINE OF MEADOW HILL ROAD.

2. NO TRAILER, TENT, SHACK, SHANTY OR GARAGE, BARN OR OTHER OUT BUILDINGS ERECTED ON THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.

3. NO DWELLING OF A COST LESS THAN \$12,000.00 SHALL BE PERMITTED ON ANY LOT, SUCH AMOUNT BEING BASED ON COSTS AS OF MAY, 1953.

4. ~~THE PREMISES SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES AND NO PIGS OR COWS SHALL BE KEPT ON THE PREMISES.~~

BEING THE SAME PREMISES WHICH WERE CONVEYED BY JOHN J. LEASE TO RAYMOND C. CATANIA AND EVELYN D. CATANIA, HUSBAND AND WIFE, BY DEED DATED OCTOBER 7, 1955 AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 14, 1955 IN LIBER. 1364 OF DEEDS AT PAGE 428.

ALSO ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BAR IN THE INTERSECTION OF THE WESTERLY LINE OF A NEWLY LAID OUT ROAD THROUGH LANDS OF JOHN J. LEASE (TO BE KNOWN AS MEADOW HILL HEIGHTS ROAD) WITH THE SOUTHERLY LINE OF THE MEADOW HILL ROAD; RUNNING THENCE ALONG THE SIDE OF SAID NEWLY LAID OUT ROAD SOUTH 29 DEGREES 19 MINUTES WEST 350 FEET TO AN IRON BAR SET IN THE GROUND; RUNNING THENCE NORTH 60 DEGREES 41 MINUTES WEST 190 FEET

TO AN IRON BAR SET IN THE GROUND; RUNNING THENCE NORTH 29 DEGREES 19 MINUTES EAST 347 FEET TO AN IRON BAR SET IN THE SOUTHERLY SIDE OF MEADOW HILL ROAD; RUNNING THENCE ALONG THE SOUTHERLY SIDE OF MEADOW HILL ROAD SOUTH 61 DEGREES 35 MINUTES EAST FOR 190 FEET TO THE POINT OR PLACE OF BEGINNING. CONTAINING 1.51 ACRES MORE OR LESS. SURVEYED IN 1954.

THE FOREGOING CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

1. THE BUILDING OR STRUCTURE SHALL NOT BE ERECTED WITHIN 50 FEET OF THE FRONT LINE OF THE LOT HEREIN CONVEYED (THE FRONT LINE



AND BEING IN THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BAR IN THE INTERSECTION OF THE WESTERLY LINE OF A NEWLY LAID OUT ROAD THROUGH LANDS OF JOHN J. LEASE (TO BE KNOWN AS MEADOW HILL HEIGHTS ROAD) WITH THE SOUTHERLY LINE OF THE MEADOW HILL ROAD; RUNNING THENCE ALONG THE SIDE OF SAID NEWLY LAID OUT ROAD SOUTH 29 DEGREES 19 MINUTES WEST 350 FEET TO AN IRON BAR SET IN THE GROUND; RUNNING THENCE NORTH 60 DEGREES 41 MINUTES WEST 190 FEET

TO AN IRON BAR SET IN THE GROUND; RUNNING THENCE NORTH 29 DEGREES 19 MINUTES EAST 347 FEET TO AN IRON BAR SET IN THE SOUTHERLY SIDE OF MEADOW HILL ROAD; RUNNING THENCE ALONG THE SOUTHERLY SIDE OF MEADOW HILL ROAD SOUTH 61 DEGREES 35 MINUTES EAST FOR 190 FEET TO THE POINT OR PLACE OF BEGINNING. CONTAINING 1.51 ACRES MORE OR LESS. SURVEYED IN 1954.

THE FOREGOING CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

1. THE BUILDING OR STRUCTURE SHALL NOT BE ERECTED WITHIN 50 FEET OF THE FRONT LINE OF THE LOT HEREIN CONVEYED (THE FRONT LINE BEING THE EASTERLY SIDE OF PROPOSED LOT.)

2. NO TRAILER, TENT, SHACK, SHANTY OR GARAGE, BARN OR OTHER OUT-BUILDINGS ERECTED ON THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.

3. NO DWELLING OF A COST LESS THAN \$10,000.00 SHALL BE PERMITTED ON ANY LOT, SUCH AMOUNT BEING BASED ON COSTS AS OF MAY, 1953.

4. THE PREMISES SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES AND NO PIGS OR COWS SHALL BE KEPT UPON THE PREMISES.

TOGETHER WITH THE RIGHT OVER THE AFORESAID PROPOSED STREET 50 FEET IN WIDTH FOR ALL ORDINARY PURPOSES OF INGRESS AND EGRESS, INCLUDING UTILITY LINES, SAID RIGHT OF WAY LEADING FROM MEADOW HILL ROAD IN A SOUTHERLY DIRECTION TO THE PROPERTY HEREINBEFORE DESCRIBED.

BEING THE SAME PREMISES WHICH WERE CONVEYED BY JOHN J. LEASE TO RAYMOND C. CATANIA AND EVELYN D. CATANIA, HUSBAND AND WIFE, BY DEED DATED JULY 16, 1954 AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 30, 1954 IN LIBER 1314 OF DEEDS AT PAGE 357.



Together with the appurtenances and all the estate and rights of the parties of the first part, in and to the said premises.

To have and to hold the premises herein granted unto the party of the second part, ITS SUCCESSORS and assigns forever.

And said PARTIES OF THE FIRST PART covenants as follows:

First. That said PARTIES OF THE FIRST PART ARE estate of the said premises in fee simple, and have good right to convey the same;

Second. That the party of the second part shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances; EXCEPT AS HEREINBEFORE MENTIONED;

Fourth. That the parties of the first part will execute or procure any further necessary conveyance of the title to said premises;

Fifth. That said PARTIES OF THE FIRST PART will forever warrant the title to said premises.

Sixth. The grantor S, in compliance with Section 18 of the Lien Law, covenants as follows: That THEY will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that THEY will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof the parties of the first part have hereunto set THEIR hand and seals the day and year first above written.

In the Presence of

Raymond C. Catania  
RAYMOND C. CATANIA

Evelyn D. Catania  
EVELYN D. CATANIA



such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that THEY will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof the parties of the first part have hereunto set THEIR hand and seals the day and year first above written

In the Presence of

*Raymond C. Catania*  
RAYMOND C. CATANIA

*Evelyn D. Catania*  
EVELYN D. CATANIA



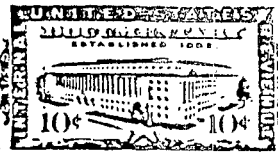
State of New York

County of ORANGE

ss.

On the 20TH day of MAY, nineteen hundred and SIXTY-FOUR before me personally came RAYMOND C. CATANIA AND EVELYN D. CATANIA, to me known, to be the individuals described in, and who executed, the foregoing instrument, and acknowledged that THEY executed the same.

*Angelo Darrigo*



ANGELO DARRIGO

Notary Public in the State of New York



**DEED**

RAYMOND C. CATANIA

AND

EVELYN D. CATANIA

TO

THE REFORMED PROTESTANT  
DUTCH CHURCH OF NEWBURGH,  
NEW YORK

Dated, MAY 20, 19 64

Orange County Clerk's Office, S.S.

Recorded on the *22nd* day

of *MAY* 19*64* at *10:33*

o'clock *A.M.* in Liber *1663*

..... *D. & H.S.* at page *368*

and Examined.

*R.E. Schermer* Clerk

*Caroline W. Emery*

*361 Broadway*

*Newburgh, N.Y.*

*550*

~~DARRISS AND MULLER~~

ATTORNEYS AT LAW

MD. 272. PLANK RD.

NEWBURGH, N.Y.



# TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT  
21 HUDSON VALLEY PROFESSIONAL PLAZA  
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801  
FAX LINE 845-564-7802

# 2871-20

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/22/2020

Application No. 20-0597

To: The Reformed  
211 Fletcher Dr North  
Newburgh, NY 12550

SBL: 86-1-72  
ADDRESS: 211 Fletcher Dr N

ZONE: R1

PLEASE TAKE NOTICE that your application dated 07/13/2020 for permit to Free standing sign on the premises located at 211 Fletcher Dr N is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) 185-14-L: Does not address signage in an R-1 zone for places of worship.
- 2) 185-14-L-1-(a): Maximum allowed square foot of signage for this zone is 4 square feet.
- 3) 185-14-L-1-(b): Maximum allowed height for free sstanding sign is 6 feet.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File



# Town of Newburgh Code Compliance

**OWNER INFORMATION**      *BUILT WITH OUT A PERMIT*      **YES / NO**      *Original Sign Built before Codes*

NAME: \_\_\_\_\_ The Reformed \_\_\_\_\_ Building permit # 20-0597

ADDRESS: \_\_\_\_\_ 211 Fletcher Dr. N. \_\_\_\_\_

**PROJECT INFORMATION:**      AREA VARIANCE      USE VARIANCE

TYPE OF STRUCTURE: \_\_\_\_\_ Free standing sign \_\_\_\_\_

SBL: 86-1-72      ZONE: R-1      ZBA Application # 2871-20

TOWN WATER: YES / NO      TOWN SEWER: YES / NO      N/A

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
HEIGHT	6'		6.91'	.91'	15.10%
SQUARE FOOT	4.00		40.00	36.00	90%
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 \_\_\_\_\_ YES / NO

2 OR MORE FRONT YARDS FOR THIS PROPERTY \_\_\_\_\_ YES / NO

CORNER LOT - 185-17-A \_\_\_\_\_ YES / NO

**ACCESSORY STRUCTURE:**

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 \_\_\_\_\_ YES / NO

FRONT YARD - 185-15-A \_\_\_\_\_ YES / NO

STORAGE OF MORE THEN 4 VEHICLES \_\_\_\_\_ YES / NO

HEIGHT MAX. 15 FEET - 185-15-A-1 \_\_\_\_\_ YES / NO

10% MAXIMUM YARD COVERAGE - 185-15-A-3 \_\_\_\_\_ YES / NO

NOTES: Existing (Original) Sign built before R1 zoning. Sign is Grandfathered and put in place 1968.

REVIEWED BY: \_\_\_\_\_ Joseph Mattina \_\_\_\_\_ DATE: \_\_\_\_\_ 22-Sep-20 \_\_\_\_\_

Memo For: Town of Newburgh Zoning Board

28 Sep 2020

From: Meadow Hill Reformed Church

211 North Fletcher Drive

Newburgh, NY 12550

Subject: Request for Area Variance to Update by Replacement Lighted Signage for the Church

Background:

Existing signage was put in place in 1968 at Meadow Hill Reformed Church on Meadow Hill Road in the Town of Newburgh. This signage was in place prior to any zoning regulatory guidance and as such the existing sign is grandfathered and not subject to existing R1 signage requirements until such a time it is desired to replace, update size etc. of existing sign.

The Church now desires to update Church Signage by replacing the existing sign on Church Property with a new lighted sign larger in size, hence the need for an Area Variance,

Discussion:

The Church desires to more effectively make its presence known to the Meadow Hill Community and the Town of Newburgh by use of updated signage. The signage will be 5'x 8' electric marquee (see attached design). The sign will only be 6'6" tall and 8' wide.

The Church will use the sign in its Christian Outreach efforts by displaying Inspirational Christian Messages as well as informing the area of upcoming events at Meadow Hill Reformed Church.

Meadow Hill Reformed Church has a long history of Outreach and Support in the local Community, dating all the way back to the old historic Dutch Reformed Church in the City of Newburgh. The Reformed Church at Meadow Hill just turned 50 years old in 2018.

The Meadow Hill congregation is aware of potential impact of light pollution a lighted sign may have on the surrounding residences. It is for this reason that the signage will be put on an on/off timer to comply with lighting restrictions as set forth in local zoning ordinances. The sign will be easily visible to east and west bound traffic along Meadow Hill Road but will not be easily visible to the neighbors on the North side of Meadow Hill Road due to existing foliage/ trees and the footprints of existing residences. A large tree line and hedges protect the one neighbor on the south west side of the Church.

This sign is a static message sign and not a computer digitized sign with rolling digital messages. The sign at Meadow Hill School is also a lighted static message sign, not unlike the Churches desired sign.

The construction of the sign will not harm any property not owned by the Church and will be placed on the exact location of the existing sign.

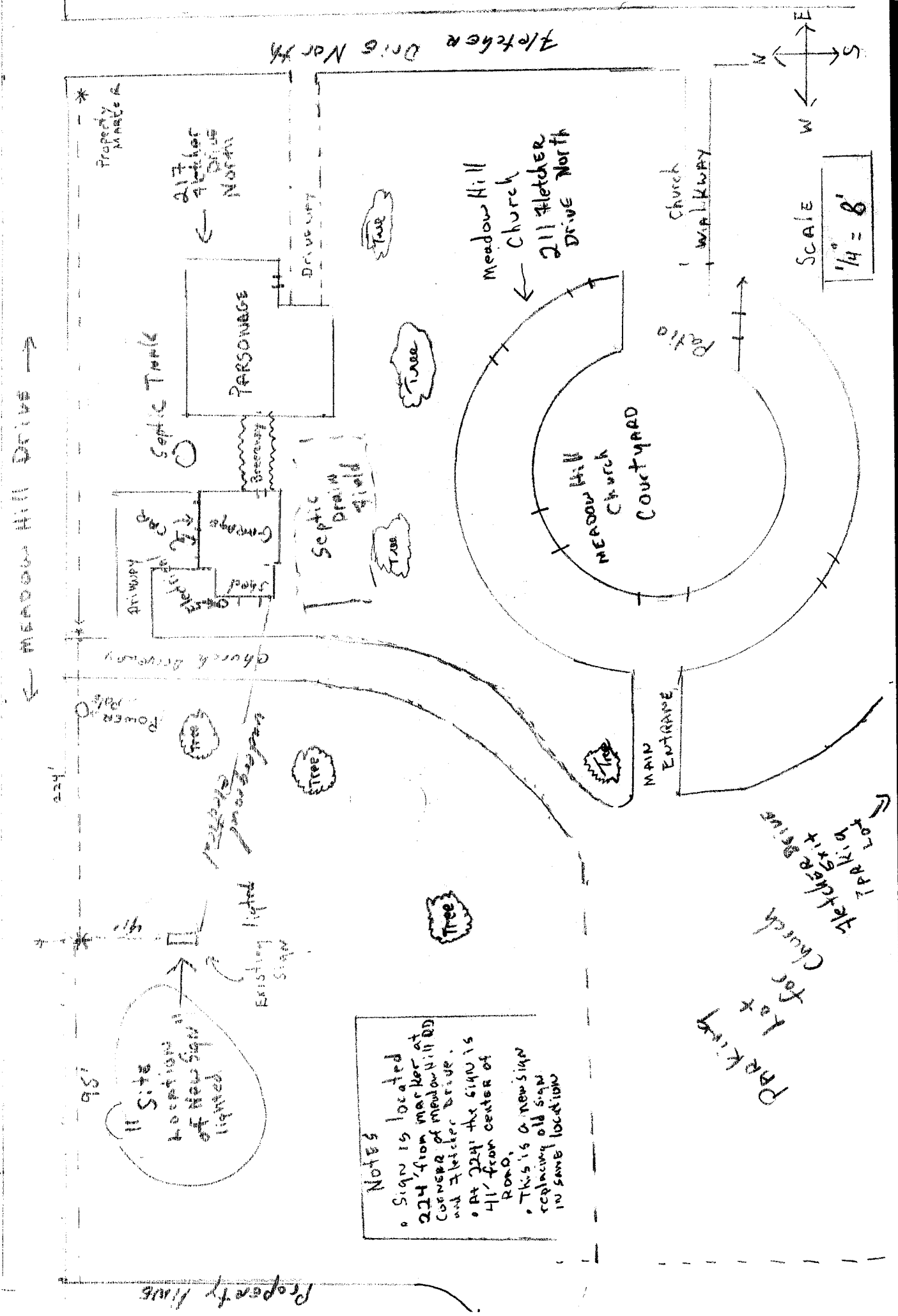
Desired Outcome:

The Congregation at Meadow Hill is praying for the approval of the desired sign board by the Town of Newburgh Zoning Board and then the subsequent issue of the needed building permit,

Anthony (Tony) Brown  
Facility Chair  
Meadow Hill Reformed Church



Dr. Green  
Gardens



MEADOW HILL DRIVE

18' 1"

224'

Power Pole

Church driveway

Septic Tank

PARSONAGE

Septic Drain Field

DRIVE WAY

\*  
Property Marker

211 Fletcher Drive North

Meadow Hill Church  
211 Fletcher Drive North

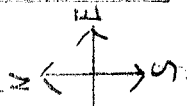
MEADOW HILL CHURCH COURTYARD

Patio

CHURCH WALKWAY

MAIN ENTRANCE

SCALE  
1/4" = 8'



NOTES

- Sign is located 224' from marker at corner of meadow hill rd and Fletcher Drive.
- At 224' the sign is 41' from center of road.
- This is a new sign replacing old sign in same location

Parking lot for Church  
Fletcher Drive  
Parking lot

Property Line





**NARRATOR 58**  
**CABINET SIZE: 5'x8'**  
**4 Lines of 6" Tracking**



**Stewart Signs**  
 AN EBSCO COMPANY

**ORIGINAL DESIGN DO NOT DUPLICATE**

PH. 1-800-237-3928 FAX 1-800-485-4280

3/4"=1' Sk: 915505-2 Cust: 1102453  
 1/16/2020 Ca/rBanks PROPOSAL

Header Vinyl: Digital Print  
 Paint: Spartan Bronze Draft: White Cowling Vinyl: N/A

GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Brickwork and masonry are not included in the proposal; Cornerstone products are an exception. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. Your sign was designed for an illuminated graphic. Sketches are based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance.

Approved as shown:

Sign Anthony G. Brown

Date 25 Feb 2020

Approved with listed changes:

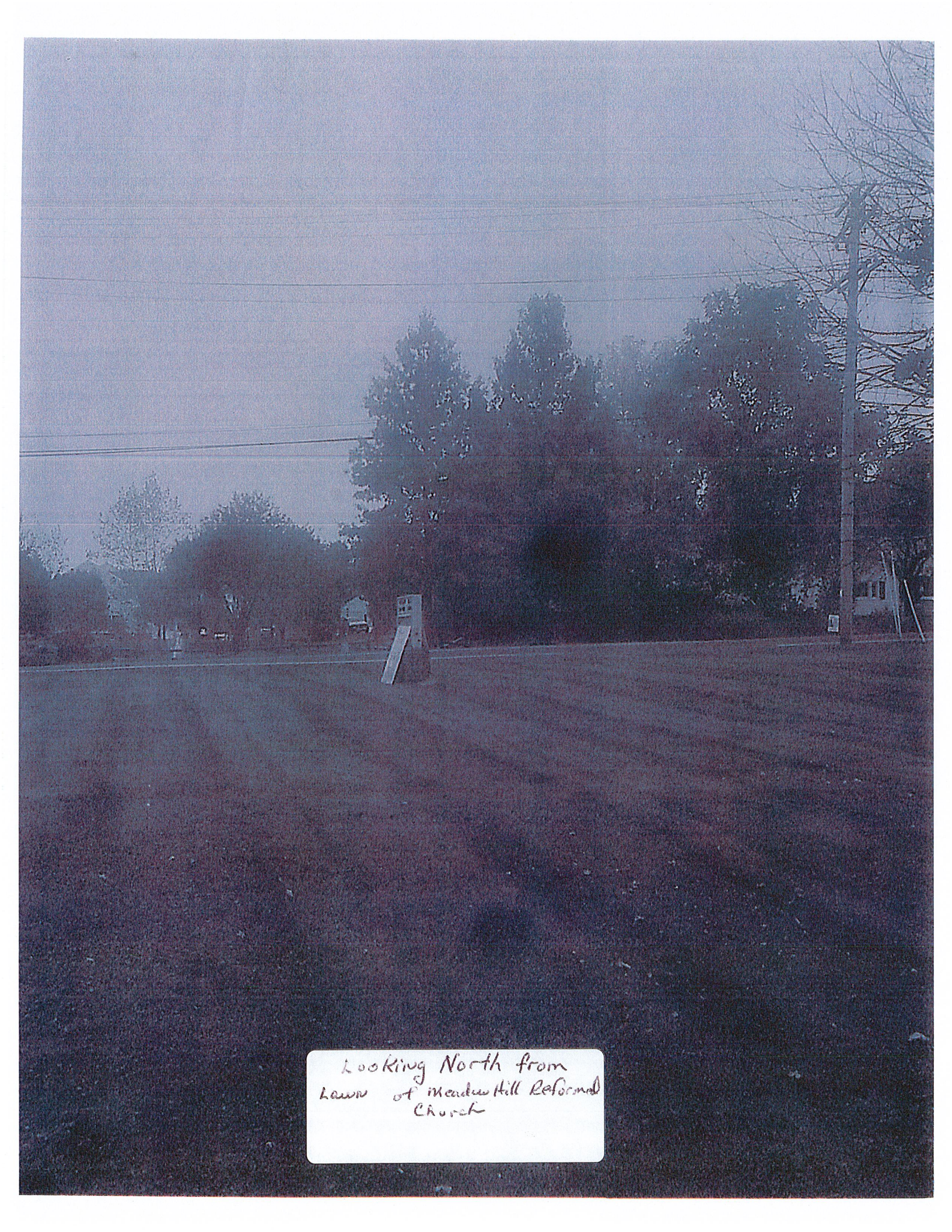
\_\_\_\_\_

\_\_\_\_\_

Sign \_\_\_\_\_

Date \_\_\_\_\_



A photograph showing a wide, grassy lawn in the foreground. In the middle ground, there is a line of trees, including several tall evergreens and some deciduous trees. A utility pole with power lines is visible on the right side. The sky is overcast and grey. A white rectangular label with handwritten text is positioned at the bottom center of the image.

Looking North from  
Lawn of meadow Hill Reformed  
Church



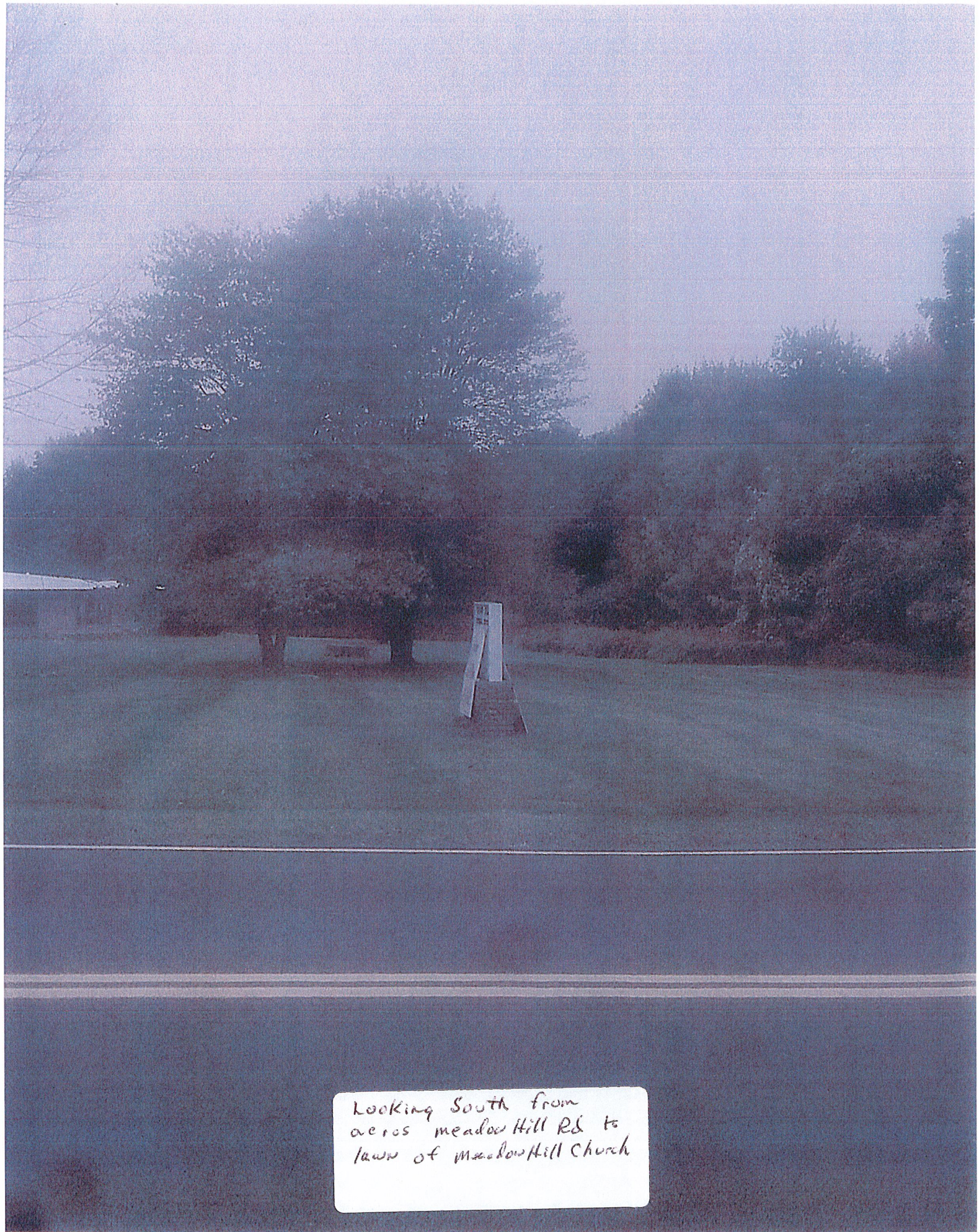
A photograph showing a grassy lawn in the foreground. In the middle ground, there is a sign on a wooden post. The sign has two sections: the top section reads "MEADOW HILL REFORMED CHURCH" and the bottom section reads "SERVICES" followed by "SUNDAY 10:00 AM" and "11:00 AM". In the background, there are several trees, some with bare branches, and a white building with a porch, identified as the parsonage. A utility pole is visible on the left side of the image.

MEADOW HILL  
REFORMED CHURCH

SERVICES  
SUNDAY  
10:00 AM  
11:00 AM

Looking East from  
lawn of Meadow Hill  
Church  
(Parsonage in background)





Looking South from  
across meadow Hill Rd to  
lawn of Meadow Hill Church





MEADOW HILL  
REFORMED CHURCH  
PARSONAGE

Looking West from Church  
Parsonage to Lawn of  
Meadow Hill Church



**AFFIDAVIT OF POSTING(S) OF  
NOTICE OF PUBLIC HEARING  
AT THE PROPERTY**

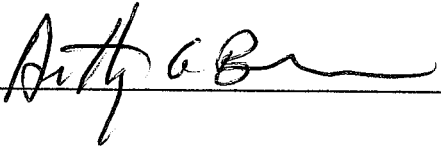
STATE OF NEW YORK: COUNTY OF ORANGE:

I Anthony G. Brown, being duly sworn, depose and say that I did on or before

October 8, 2020, post and will thereafter maintain at

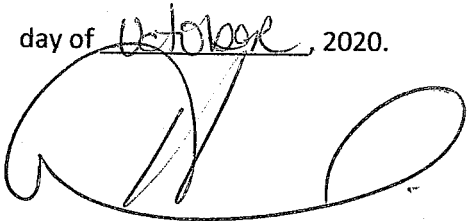
211 Fletcher Dr N 86-1-72 R1 Zone in the Town of Newburgh, New York, at or near the front property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.

  
\_\_\_\_\_

Sworn to before me this 5th

day of October, 2020.



**HEATHER ONEIL**  
Notary Public - State of New York  
No. 01ON6185640  
Qualified In Orange  
My Commission Exp. April 21, 2024





**TOWN OF NEWBURGH**  
*County of the Highlands*  
**ZONING BOARD OF APPEALS**  
 211 Hudson Valley Professional Plaza  
 Newburgh, NY 12550

OFFICE OF ZONING BOARD  
 TELEPHONE 845-544-4961  
 FACSIMILE 845-544-7881

**Notice of Public Hearing**

**PLEASE TAKE NOTICE** that due to the current COVID-19 pandemic, the Zoning Board of Appeals meeting of the Town of Newburgh scheduled for October 22, 2020 at 7:00 pm at the Town Hall, 1196 Route 300, Newburgh, NY 12550 will be restricted to accordance with the applicable Executive Orders heretofore issued by Gov. Andrew Cuomo, Governor Andrew Cuomo suspending certain provisions of the New York State Open Meetings Law. Accordingly, physical attendance by the public at the meeting will not be permitted. An eBoard Hearing will be provided to allow the public to submit comments on the proposed action.

**PLEASE TAKE FURTHER NOTICE** that the public may view the meeting live using the Zoom platform at the following link:

**Zoom ZBA Meeting:**  
 Time: Oct 22, 2020 7:00 PM Eastern Time (US and Canada)

**Zoom ZBA Meeting:**  
 Meeting ID: 872 670 4216  
 Password: 918025

**One tap mobile:**  
 +1 845 544 4961 (US and Canada)    +1 845 544 4961 (New York)  
 +1 201 750 0202 (Toll-free US and Canada)    +1 201 750 0202 (International)

**Meeting ID: 872 670 4216**  
**Password: 918025**  
 Find your local meeting link: <https://www.zoom.us/j/8726704216>

Application of Madison Hill Parkway Station for area variations of minimum allowed square footage of signs and maximum allowed height for the sign located on Madison Hill Parkway

Location: 211 Tupper Lake Rd., Tupper Lake, NY 12986

After each meeting scheduled for October 22, 2020 to conduct the public will be able to make comments through the Zoom platform or by telephone through the above information. Comments will be accepted prior to the meeting. Such comments may be submitted by email to: [zoning@newburgh-ny.gov](mailto:zoning@newburgh-ny.gov) or by mail to: Zoning Board, 211 Hudson Valley Professional Plaza, Newburgh, NY 12550. Hearing dates may be amended and dates will be posted on the town website.

Notwithstanding anything to the contrary contained in any ordinance, resolution or agreement, the Zoning Board of Appeals and the Town of Newburgh hereby certify that the Zoning Board of Appeals is an official body of the Town of Newburgh and that the Zoning Board of Appeals is authorized to exercise the powers and duties of the Zoning Board of Appeals.

BY ORDER OF THE ZONING BOARD OF APPEALS TOWN OF NEWBURGH

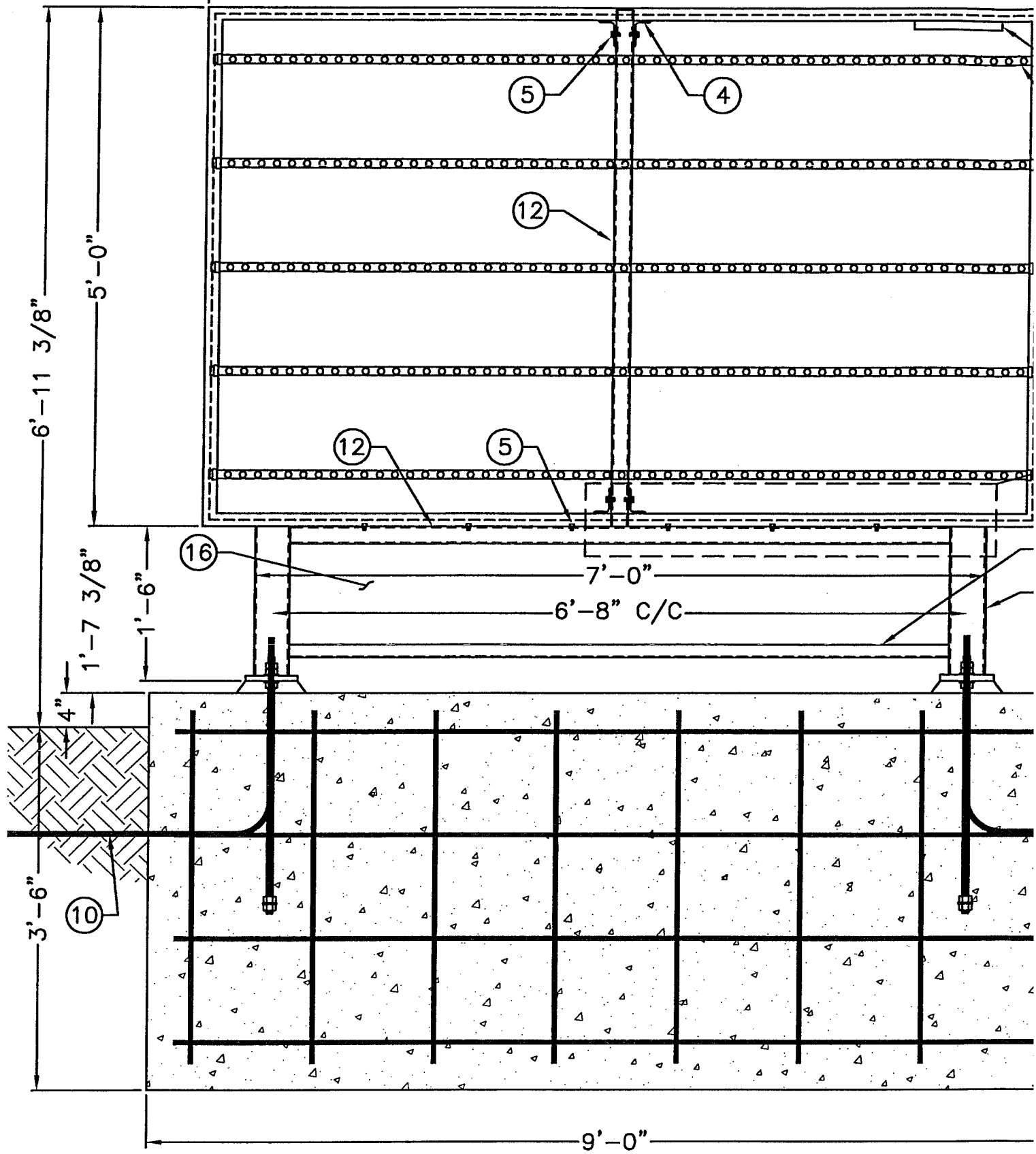
Dated: October 16, 2020  
 Newburgh, New York

Fletcher Drive







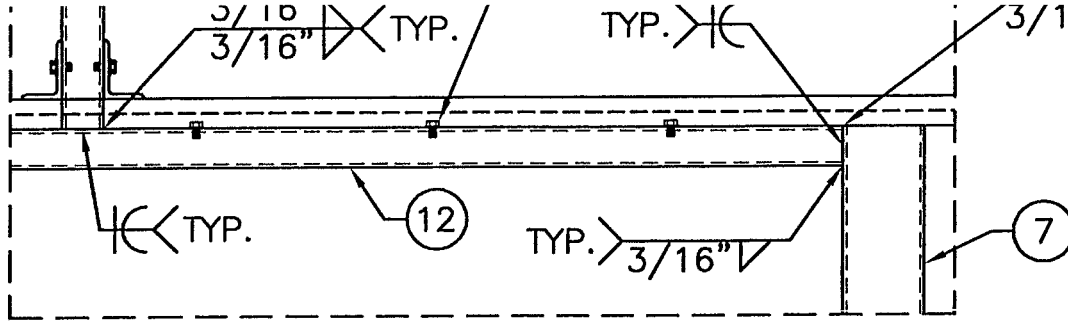


ELEVATION

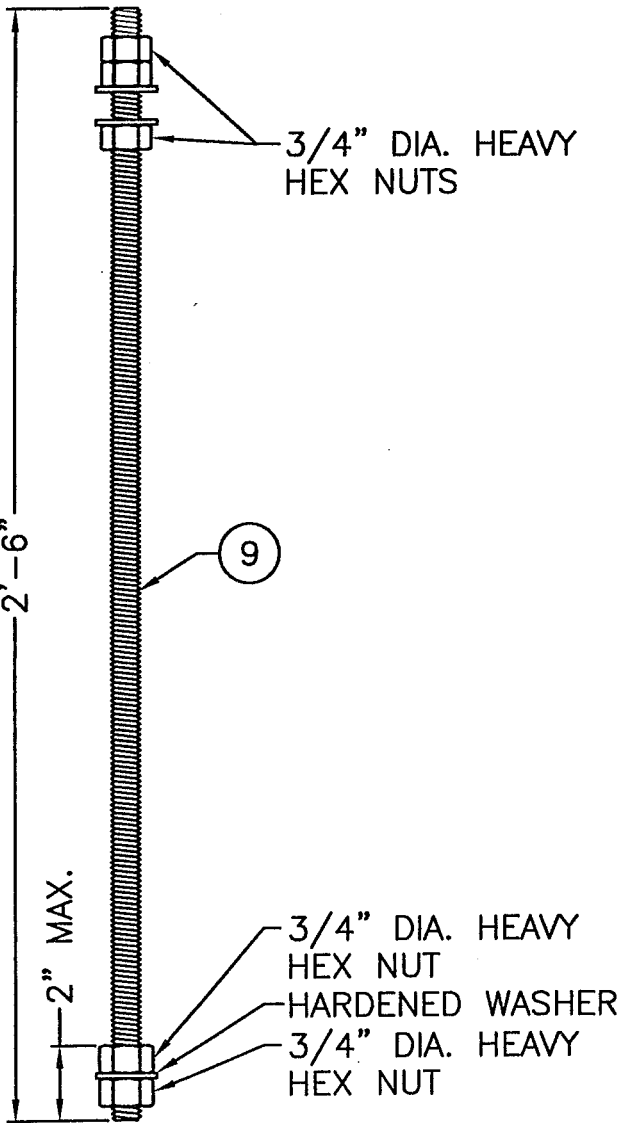
NOTES:  
SIGN CABINET & CLADDING  
DESIGN BY OTHERS.

ELECTRICAL DESIGN  
BY OTHERS.

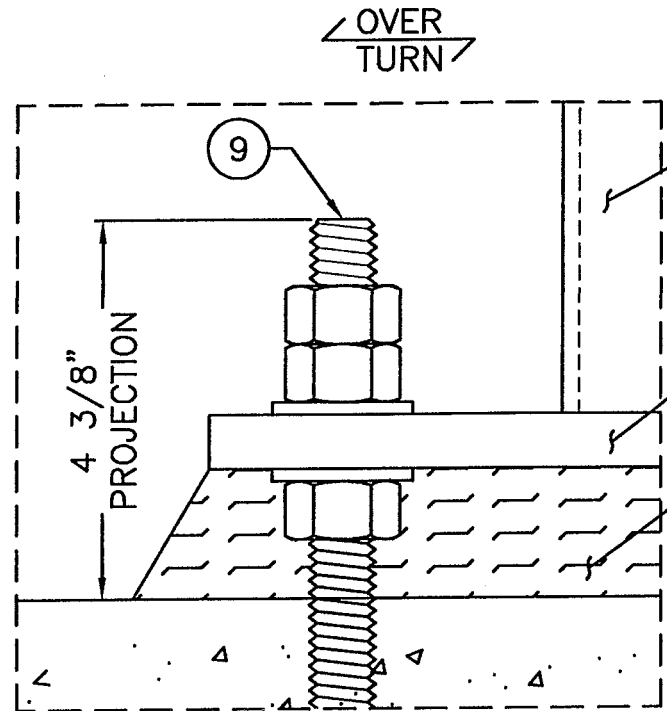




DETAIL A



ANCHOR BOLT DETAIL



ANCHOR BOLT PROJECTION DETAIL

General Notes:

1. Design is based on 115 mph, 3 second
2. Vertical Slab foundation is based on a footings subject to short-term lateral l tabulated value of the corresponding so
3. A soil report was not provided. Foundat concrete. In the event that the stated STEWART SIGNS .
4. Foundation shall not be placed at the t Professional Engineer. Do not place four
5. Concrete shall be mixed to attain a mi
6. Steel reinforcing bars shall conform to
7. All voids between column base plate an
8. Anchor bolts shall meet ASTM A36 steel
9. All support members shall be free from channel and plate shall meet ASTM A36
10. Steel welds shall be made with E70xx c
11. All structural bolts shall conform to AS to ASTM A563, and washers shall confo
12. The scope of this engineering does not in